

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/933-935 MT ALEXANDER ROAD ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/933-935 MT ALEXANDER ROAD ESSENDON VIC 3040	\$720,000	09-Apr-26
3/972 MT ALEXANDER ROAD ESSENDON VIC 3040	\$726,000	25-Jul-26
4/6 BRAEMAR STREET ESSENDON VIC 3040	\$680,000	21-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 August 2026



**2/933-935 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price

\$720,000

Sold Date **09-Apr-26**

 2  1  1

Distance **0.02km**



**3/972 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price

^{RS} **\$726,000**

Sold Date **25-Jul-26**

 2  1  1

Distance **0.24km**



**4/6 BRAEMAR STREET ESSENDON
VIC 3040**

Sold Price

\$680,000

Sold Date **21-Apr-26**

 2  1  1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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